

**EXHIBIT B**

# RIDER FOR 1 and 4 WEST RED OAK LANE

Agreement between Superior Maintenance and SEIU Local 32BJ for employees working at 1 and 4 West Red Oak Lane in White Plains, NY. The 2001 Hudson Valley Contractors Agreement shall be in effect as of March 1, 2004 except as modified below:

## WAGES

The minimum hourly wage rates shall be as follows:

Classification	3-1-04	12-1-04	12-1-05	12-1-06	12-1-07
Full-time	\$8.50	\$9.20	\$10.00	\$10.75	scale in successor contract
Part-time	\$7.00	\$7.75	\$8.75	\$9.75	scale in successor contract

All employees shall receive a .35 per hour increase on January 1, 2004 or the rate, whichever shall result in the greater rate of pay. All employees shall receive a .35 per hour increase on December 1, 2004 or the rate, whichever shall result in the greater rate of pay.

## SICK DAYS

Effective January 1, 2004 part-time employees shall receive 4 paid sick days per year and full-time employees shall receive 5 paid sick days per year.

Effective January 1, 2005 part-time employees shall receive 5 paid sick days per year and full-time employees shall receive 6 paid sick days per year.

Effective December 1, 2007 part-time employees shall receive paid sick days in accordance with the successor agreement to the 2001 Hudson Valley Contractor's Agreement.

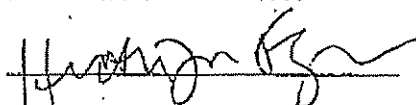
## LEGAL FUND

Effective December 1, 2004 the employer shall contribute \$223.60 per year to the SEIU Local 32BJ Group Prepaid Legal Fund for each regular full-time and part-time employee.

## TRAINING FUND

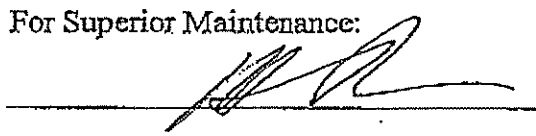
Effective December 1, 2005 the employer shall make contributions to the SEIU Local 32BJ Thomas Shortman Training Fund for each regular full-time and part-time employee in accordance with the terms of the successor agreement to the 2001 Hudson Valley Contractor's Agreement.

For SEIU Local 32BJ:



3/1/04  
Date

For Superior Maintenance:



2/24/04  
Date